CASE OFFICER'S REPORT

Application Reference: PL/2023/05827
Site Address: TANGLEWOOD, SALISBURY ROAD, SHREWTON, SALISBURY, SP3 4EE
Date of Site Visit: 23rd August 2023
Publicity Expired: 17thj August 2023
Original Target Date: 14th September 2023
Extended Target Date: 27th September 2023

SITE DESCRIPTION:
The application site is a detached residential dwelling located on the main through road inside the settlement boundary area of the large village of Shrewton inside its designated settlement boundary, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Boundary), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). The site is surrounded by other residential properties and their amenity and parking provisions, some of which have been subject to alterations and or extensions over time.

PROPOSAL:
This is a householder planning application proposing the addition of a new garage/store with an incidental hobby room above and alterations to the parking arrangements plus all associated works.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Town and Country Planning (General Permitted Development) Order 1995 - as amended
Part One Class B (Roof Extensions)

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Wiltshire Local Transport Plan – Car Parking Strategy

REPRESENTATIONS:

Highways – No Objection

- I refer to the above planning application for the addition of dormers to eastern section of the property and the construction of an attached garage with a dormer window to the first-floor hobby room.

  Although the parking arrangement is not ideal, it is the arrangement that is currently in place and includes adequate parking spaces to meet Wiltshire's current parking standards.

  I therefore wish to raise no highway objection.

Shrewton Parish Council – No Comment

Letters – Two letters of objection have been received in relation to the application siting issues relating to

- Overdevelopment of the site
- Issues with incorrect drawings
- Parking

- Boundary
- Overlooking

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
The site is located upon a residential road of mixed-form housing within the settlement boundary of the large village of Shrewton, part of the Amesbury Community Area. WCS policies 1 and 4 set out a settlement and spatial strategy stating that the principle of development in large villages is considered acceptable but is limited to that needed to help meet the housing needs of the settlement.

The General Permitted Development Order (GPDO) Part 1 Class B allows roof alterations including the installation of dormers up to 50m3 in volume provided they are not higher than the existing ridge-line, are set back at least 20cm from eaves and do not extend beyond the outside face of any walls, do not extend beyond a principal elevation that fronts onto a highway. They should be built of materials of similar appearance to the existing house and any side-facing windows should be obscurely glazed and fixed shut.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. These principle acceptabilities are however subject to the detail, such as their implications for the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

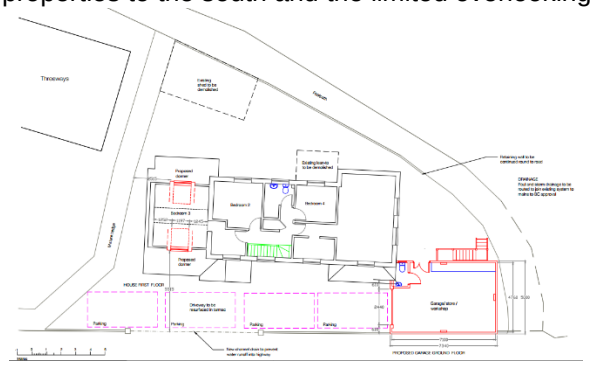
In this instance, it is considered that the proposed works are relatively minor in terms of scale and mass, are of limited height and will be constructed of materials matching the host dwelling. The topography of the land surrounding the site rises sharply to the side and rear of the proposed site of the garage and hobby room which largely conceals the building when travelling from the south and whilst the building will move beyond the principal elevation of the main house the context within which it will be viewed is considered to be acceptable as a detached garage/store, which is clearly subservient, at 90 degrees to the house. The proposed addition of dormer windows to the front and rear of the northern end of the property which overlook the front and rear of the site are considered to be compliant with the terms set out in part one class B of the GPDO. Overall it is considered that the proposed works would be of an acceptable scale, mass, height and design to maintain the character of the application sit and would not be detrimental to the street scene and would not harm the character of the surrounding area.

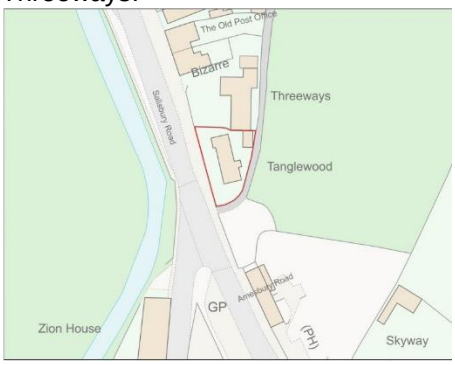
Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to*

secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The location of the proposed garage is considered to be well separated from neighbouring gardens but is next to a public right of way that lops around the rear of the site. Whilst the proposals will increase the built form near to this public right of way, it is considered that the impact upon the enjoyment of this route would be negligible. Overall it is considered that the proposed works would not harm the enjoyment of designated amenity spaces available to the occupiers of neighbouring buildings.

The below images from the block and location plans demonstrate the levels of separation from neighbouring properties to the south and the limited overlooking in relation to Threeways.





Other Matters:
Comments have been raised by respondents in relation to the parking arrangements at the site and whilst the highways team has commented that they are not ideal the proposals do not alter the current parking arrangements which are considered to be compliant. Other matters related to parking issues are considered to be civil issues dealt with by other bodies. Comments have also been raised regarding works affecting the public path and land outside of the applicant's control. Any permission will include an informative stating that the works grant no rights to work on land outside of the applicant's ownership and that they may have duties under the Party Wall Act to consider.
The occupants of Threeways have raised concerns regarding the dormer windows, located at the northern end of the application site, regarding overlooking. It is noted that Threeways is set back from the main road behind Tanglewood, however, the proposed windows will realistically only offer oblique views towards the gable end of Threeways and, as previously stated, comply with the terms and conditions set out within Class B of the GPDO and as such do not require planning permission in themselves.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property or street scene. Similarly, due to its location and scale, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and it is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

1. **WA1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. **WM13** The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form & Certificate Received 14th July 2023
Plans Ref:
Site Location Plan DWG: PP-12310148v1 Received 14th July 2023
Proposed Site Block Plan DWG: TWS06FPP Received 14th July 2023
Revised Proposed Elevations DWG: TWS08EP Received xxxxxxxxxxxxx
Proposed Floorplans DWG: TWS06FFPP Received 14th July 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The Outbuilding containing the garage/store and hobby room hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling, known as TANGLEWOOD, SALISBURY ROAD, SHREWTON, SALISBURY, SP3 4EE and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit further ancillary accommodation or a wholly separate dwelling.

Informative

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.